



SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING STAFF NOTES
Held virtually via Zoom

October 05, 2022

Commissioners Present: John Amodeo, Catherine Hunt, Fabian D'Souza, and John Freeman

Commissioners Absent: None

Staff Present: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

5:35 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Lauren Bennett of the Boston Sun was present.

Following this brief introduction he called the first Design Review application.

DESIGN REVIEW

APP # 23.0130 SE

TIME: 5:37PM

ADDRESS: 557 TREMONT STREET

Applicant: Bruce Bisbano

Proposed Work: Replace existing light fixture and install additional fixtures on commercial building.

Project Representative: Bruce Bisbano was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the design and visibility of the proposed light fixture.

Public Comment: There was no public comment.

F. D'Souza motioned to remand to subcommittee of J. Amodeo and F. D'Souza. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Applicant to provide more details about design and appearance of light fixture.**



APP # 23.0191 SE

TIME: 5:38PM

ADDRESS: 51 RUTLAND STREET

Applicant: Liam O'Neill

Proposed Work: Repair chimney in kind; install stainless steel chimney cap.

Project Representative: Liam O'Neill was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the design, material, and overall appearance of the proposed chimney cap. They also discussed the extent of the damage to the original chimney cap.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application with provisos. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Chimney cap design to be submitted to staff.**

APP # 23.0241 SE

TIME: 6:13PM

ADDRESS: 223 WEST NEWTON STREET

Applicant: Hugh Roome

Proposed Work: Reside front and back walls of existing head house.

Project Representative: Nuno LN, trustee, was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the design and material of the proposed head house.

Public Comment: There was no public comment.

J. Freeman motioned to continue the application. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

- **Applicant to provide more information on materials.**

APP # 23.0255 SE

TIME: 6:53PM



ADDRESS: LAWRENCE COURT CONDOMINIUMS

Applicant: Eric Cortell

Proposed Work: Replace 200 non-original windows with wood/aluminum clad windows.

Project Representative: Eric Cortell was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the design and material of the proposed windows.

Public Comment: There was no public comment.

J. Freeman motioned to approve the application as submitted. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

APP # 23.0141 SE

TIME: 7:03PM

ADDRESS: 500 R COLUMBUS AVENUE

Applicant: Peter Spellios

Proposed Work: Redevelopment of parking lot into a 5.5 story residential building.

Project Representative: Kyle Coburn was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the details and materials of the building in relation to the style of the South End. They also discussed the design and size of the planter, the appropriateness of the cornice, and the

Public Comment: Bob Barney, resident, supported the application.

F. D'Souza motioned to remand the application to a subcommittee of J. Freeman and C. Hunt. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

APP # 23.0144 SE

TIME: 7:42PM

ADDRESS: 850 HARRISON AVENUE

Applicant: Brendan Whalen



Proposed Work: Addition to the sixth floor of the existing Yawkey Ambulatory Care Building; Expand the lobby to unify the existing Yawkey and Menino lobbies; Re-design the drop-off area, pedestrian entrance; Landscape improvements.

Project Representative: RLK was the project representative.

Documents Presented: Photos of existing conditions, plans, and details for the proposed work.

Discussion Topics: The Commissioners discussed the views of the proposed addition from the SELD.

Public Comment: There was no public comment.

F. D'Souza motioned to approve the application as submitted. C. Hunt seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

ADMINISTRATIVE REVIEW/ APPROVAL

APP # 23.0228 SE 41 Appleton Street: Repair fire escape.

APP # 23.0232 SE 2 Clarendon Street: Remove windows and sliders, replace flashing and sealant, reinstall same windows and sliders.

APP # 23.0207 SE 582 Massachusetts Avenue: Replace non-original two-over-two window with wood, two-over-two window.

APP # 23.0198 SE 637 Tremont Street: Replace roof, dormer siding; repair wood trim and masonry in kind.

APP # 23.0254 SE 66 Waltham Street #41: Replace six non-original windows with wood windows.

C. Hunt motioned to approve the Administrative Review/Approval applications as submitted. F. D'Souza seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

RATIFICATION OF SEPTEMBER MEETING MINUTES

C. Hunt motioned to ratify the 9/6/2022 Hearing Minute. J. Freeman seconded the motion. The vote was 4-0 (Y: JA, JF, CH, FD) (N: None) (Abs: None).

Adjourn – 8:18PM